



## MINUTES

**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday, December 6, 2016 at 6:30 PM  
Cedar Park City Hall Council Chambers  
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

### BOARD OF DIRECTORS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1  | <input type="checkbox"/> David Burger, Place 2, President         |
| <input checked="" type="checkbox"/> Dick Lewis, Place 5    | <input checked="" type="checkbox"/> Bob Lemon, Place 4 (V. P.)    |
| <input checked="" type="checkbox"/> Dustin Weibel, Place 3 | <input type="checkbox"/> Ryan Wood, Place 6                       |
|  | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 (Sect.) |

## MINUTES

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**  
Vice President Lemon called the meeting to order at 6:30 noting that a quorum was present.
- A.2 **Citizen Communications**  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)*  
**None**
- A.3 **Board Members' Opening Comments.**  
Vice President Lemon welcomed everyone. Secretary Kirkland thanked staff and Board members. Director Weibel wished everyone happy holidays.
- A.4 **Presentations**  
**None**

### STAFF REPORTS (DISCUSSION ONLY)

- B.1 **Board Discussion Related To A Revised Process For Project Submissions And Recommendations.**  
Kimberly Reese, Assistant to the City Manager, reviewed two flow charts with the Board which outline a proposed process for reviewing Board project ideas.

## CONSENT AGENDA

*(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Items C.1 and C.2. The Consent Agenda May Be Approved By A Single Motion.)*

- C.1 Approval Of The Minutes Of The November 16, 2016 Special Called Meeting.
- C.2 Authorization To Excuse The Absence Of Kaden Norton From The Special Called Meeting Of November 16, 2016.  
**Secretary Kirkland moved to approve the consent agenda as presented. Director Weibel seconded the motion and it passed with a 5-0 vote.**

### **PUBLIC HEARINGS**

- D.1 Public Hearing On A Proposal To Fund The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$10 Million.  
**No Public Comment.**

### **REGULAR AGENDA**

#### **DISCUSSION AND POSSIBLE ACTION**

- E.1 Consider Approval Of A Resolution Recommending Funding Of The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$10 Million.  
**Pursuant To Provisions Of Chapter 551 of the Texas Government Code the Board recessed for an Executive Session for discussions related to Agenda Item E.1 with the City Attorney.**

**Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter, and Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property**

- a. **Legal Issues Concerning Implementation And Development Related To The Bell Boulevard Redevelopment Project.**

**The Board recessed into executive session at 6:39 PM. The meeting reconvened in open session at 7:08 PM.**

**Director Lewis moved to authorize the Board President to execute the Resolution recommending the Bell Boulevard Redevelopment Project in an amount not to exceed \$10 Million from the 2017 Community Development Board Budget Fund Balance and to recommend the project to City Council for approval and implementation. Secretary Kirkland seconded the motion and it passed with a 5-0 vote.**

- E.2 Consider A Resolution Approving An Amendment To The Fiscal Year 2017 Community Development (Type B) Corporation Budget For The Development Of The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$10 Million.  
**Director Weibel moved to authorize the Board President to execute the Resolution recommending an Amendment to the 2017 Community Development Corporation Budget Fund Balance to provide for funding of the Bell Boulevard Redevelopment Project in an amount not to exceed \$10 Million and to recommend the Budget Amendment to City Council for approval and action. Director Lewis seconded the motion and it passed with a vote of 5-0.**

**ADMINISTRATIVE ITEMS**

*(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)*

- F.1 Report on Council Actions Related to Board Items.  
**Staff reported that there were no Board items at the last City Council meeting, but four items are scheduled for Thursday, December 8<sup>th</sup>.**
- F.2 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, January 10, 2017 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- G.1 **ADJOURNMENT**  
**The meeting adjourned at 7:29 PM.**

PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF JANUARY, 2017.

  
\_\_\_\_\_  
David Burger, President

ATTEST:

  
\_\_\_\_\_  
Mel Kirkland, Secretary

